136.0	0004	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,073,200 /	1,073,200
					USE VALUE:	1,073,200 /	1,073,200
					ASSESSED:	1,073,200 /	1,073,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUILLOU JEAN F &
Owner 2:	GUILLOU JUDITH MLS NICOLAS
Owner 3:	
Street 1:	21 KENSINGTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MILLER IAIN D -
Owner 2:	BELL REBECCA -
Street 1:	21 KENSINGTON PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,215 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Clapboard Exterior and 2352 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5215.000	548,400	6,000	518,800	1,073,200
Total Card	0.120	548,400	6,000	518,800	1,073,200
Total Parcel	0.120	548,400	6,000	518,800	1,073,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.29 | /Parcel: 456.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87649
GIS Ref
GIS Ref
Insp Date 09/30/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 136.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	548,400	6000	5,215.	518,800	1,073,200	1,073,200	Year End Roll	12/18/2019
2019	101	FV	419,200	6000	5,215.	547,600	972,800	972,800	Year End Roll	1/3/2019
2018	101	FV	419,200	6000	5,215.	403,500	828,700	828,700	Year End Roll	12/20/2017
2017	101	FV	419,200	6000	5,215.	386,200	811,400	811,400	Year End Roll	1/3/2017
2016	101	FV	419,200	6000	5,215.	357,400	782,600	782,600	Year End	1/4/2016
2015	101	FV	402,500	6000	5,215.	299,800	708,300	708,300	Year End Roll	12/11/2014
2014	101	FV	402,500	6000	5,215.	292,800	701,300	701,300	Year End Roll	12/16/2013
2013	101	FV	402,500	6000	5,215.	279,000	687,500	687,500		12/13/2012

!10585!

PRINT

Date	Time
12/11/20	00:52:37

LAST REV

Date	Time
10/30/17	14:34:37
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10585

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER IAIN D,	58128-432		12/21/2011		710,000	No	No		
CLACKSON TIMOTH	50816-273		3/3/2008		735,000	No	No		
ROSE MITCHEL	31404-191		5/15/2000		458,000	No	No		
ROSE MITCHEL	27909-59		11/25/1997	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	87649
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2008	1449	Wood-Sto	3,360					
3/22/2006	194	Redo Bat	18,000			G8	GR FY08	2ND FL BTH
6/12/2003	454	Redo Bas	30,000	C		G6	GR FY06	GFB
8/4/2000	611	Manual	3,200					INSTALL REAR STAIR
5/22/1995	274	Manual	5,641					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	Inspected	BS	Barbara S
8/29/2017	MEAS&NOTICE	HS	Hanne S
7/2/2012	Measured	JBS	JOHN S
3/21/2012	MLS	EMK	Ellen K
11/17/2008	Meas/Inspect	189	PATRIOT
5/30/2006	Permit Visit	BR	B Rossignol
7/13/2005	Permit Visit	BR	B Rossignol
8/16/2000	MLS	MM	Mary M
4/17/2000	Missed Appt.	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5215		Sq. Ft.	Site		0	90.	1.11	10									518,805						518,800	

Total AC/HA: 0.11972 | Total SF/SM: 5215 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 518,805 | Spl Credit | Total: 518,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TEAL		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27499998
Const Adj.:	1.00989902
Adj $ / SQ:	160.953
Other Features:	110000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	574865
Depreciation:	26444
Depreciated Total:	548421

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

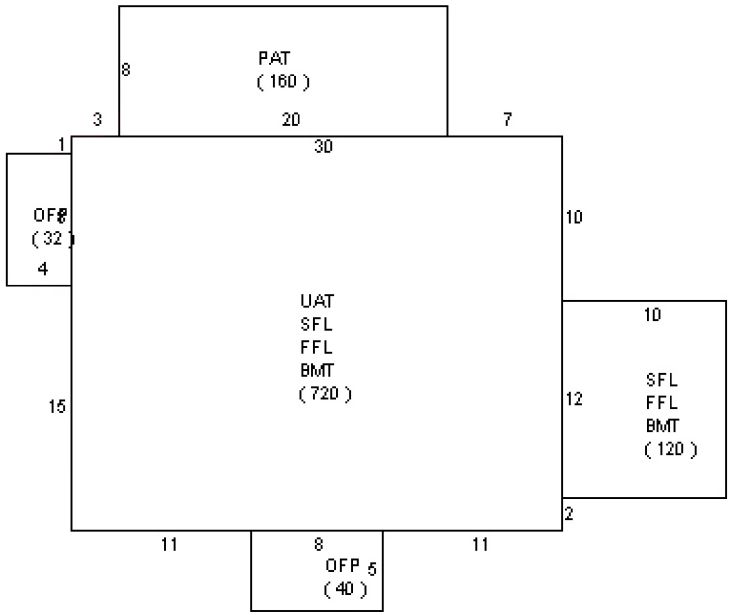
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	194.75
Special Features:	0	Val/Su Net:	187.04
Final Total:	548400	Val/Su SzAd	326.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	94.640	79,498
FFL	First Floor	840	160.950	135,200
SFL	Second Floor	840	160.950	135,200
UAT	Upper Attic	180	64.380	11,589
PAT	Patio	160	4.640	742
OFP	Open Porch	72	39.810	2,866

Net Sketched Area:	2,932			Total:	365,095
Size Ad	1680	Gross Are	3472	FinArea	2352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1950	21.25	T	30	101			6,000			6,000

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000